



The Town of Leesburg
INTEROFFICE MEMORANDUM

To: John Wells, Town Manager

From: Susan Berry Hill, Director

Date: November 21, 2013

Subject: ZMAP 2012-0021, Crosstrail Commercial Center

This memo provides an update on the referenced application.

The Board of Supervisors held a public hearing on this application (and related special exception applications) on November 13, 2013. It was referred to the Transportation Land Use Committee on November 15, 2013. The Committee voted 4-0-1 to forward the applications to the December 4, 2013 Board of Supervisors Business Meeting with a recommendation of approval subject to inclusion of transportation proffers that will commit the construction of the Dulles Greenway exit ramp into the property and an additional regional road contribution of \$500,000 with half the payment due prior to the issuance of the first zoning permit and the balance due prior to the development beyond 250,000 square feet.

Discussion at the Committee meeting focused on transportation issues. Specifically, County staff had recommended that a regional road contribution be provided (in addition to the Dulles Greenway exit ramp) for improvements to the Evergreen Mills Road/Battlefield Parkway intersection and to the intersection of Battlefield Parkway and Sycolin Road. The Transportation Impact Analysis submitted for the proposal showed that traffic impacts from the Crosstrail development would affect level of service at these intersections and supported improvements at these intersections. While the TLUC's recommendation included the monetary contribution of \$500,000 and timing for the contribution, it did not identify specific regional transportation improvements for which the money should be used.

The Committee did not address utility issues as the Applicant has proffered to construct the water and sewer utilities to Town standards. As such, the County staff and the Committee did not consider the details of how this utility provision would be accomplished leaving those questions to be discussed between the Town and the Applicant at a later time.

At the writing of this memorandum, revised proffers have not yet been received by the County for the December 4 Board meeting.